

1 The Millstone Ridge Homeowners Association, Inc.

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3 Matthews, North Carolina, USA

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5 **Minutes of our HOA Board Meeting on November 13 2025**

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7 1. Meeting opened approximately 6:38 p.m., by Noor Altaie.

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9 2. Attending: Nate Huggins, Tony Trevino, Dave Burdecki, Jane Burdecki, Noor Altaie and Carlos Mason.
10 Absent was Sylvia Thomas, Hawthorne Management Representative.

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12 **3. Old Business:**

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14 a. During the October23, 2025 HOA Meeting, Noor Altaie verbalized he wanted to succeed Connie
15 Massetti as HOA President and given the fact that no one else was interested in the position, the
16 attending board members accepted his request.

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18 b. After many requests by our HOA Board Members and many inquiries by our Hawthorne
19 Management Representative, no original contract and corresponding addendums have been
20 found nor provided to our HOA Board.

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22 c. A new pool management contract with Aquatech Pool Management Company is expected to be
23 signed shortly.

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25 d. The HOA Board is still waiting on Hawthorne Management Company to provide three
26 competitive bids for a new Landscape Contractor. The HOA Board is still exploring other HOA
27 Companies and their costs, services, etc., compared to what Hawthorne Management Company
28 is providing.

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30 **4. New Business:**

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- 32 a. Dave Burdecki made a motion that Tony Trevino become the HOA Treasurer, Carlos Mason
33 second the motion and the board unanimously agreed.
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35 b. Noor Altaie stated that the board still has not been provided the original contract from
36 Hawthorne Management Company.
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38 c. Carlos Mason will send the pre-constructed letter of notification to the community residents
39 notifying them of our Annual Home Owners Meeting scheduled for February 10, 2025, 6:30
40 p.m., at the Matthews Fire Department, 3017 Matthews-Mint Hill Road, Matthews, NC 28105,
41 704-321-7275.
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43 d. Noor Altaie stated that Sylvia Thomas, Hawthorne Management Company Representative, will
44 send out a letter seeking community volunteers, residents with board interests, etc.
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46 e. New locks at pool (bathrooms and facility door) have been installed.
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48 f. Christmas Wreaths will be acquired for the neighborhood entry signs, and Tony Trevino stated
49 his wife may be able to assist Jane Burdecki with this effort.
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51 g. The HOA Board, led by Tony Trevino (Treasurer), reviewed the proposed 2026 HOA Budget
52 provided by Hawthorne Management Company. A number of adjustments were made to reflect
53 the expected income and expenses our community may experience. This budget will be
54 presented at the February 10, 2025, Annual Home Owners Meeting.

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56 5. The meeting ending approximately 7:30 p.m.

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58 Thank you,

59 Nate Huggins, Secretary

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